



**Mellor Lodge, Town Meadows Way, Uttoxeter. ST14 8ES**



**welcome to**

## **Mellor Lodge, Town Meadows Way, Uttoxeter**

For sale with NO UPWARD CHAIN is this over 60's apartment in a development conveniently situated close to amenities, it benefits from a Lodge Manager, lift & stairs, Residents' lounge, guest accommodation (subject to availability) and comprises: lounge, fitted kitchen, double bedroom & shower room.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.flooragent.com](http://www.flooragent.com)

Access to the property is gained via communal entrance hallway with access to the Residents' Lounge. Lift and stairs leading to:

### **First Floor:**

#### **Apartment Entrance Door:**

Leading into:

#### **Entrance Hallway:**

With recess cupboard housing the hot water tank; door off to:

#### **Lounge:**

17' 1" max x 10' 5" ( 5.21m max x 3.17m )  
Having dual aspect double glazed windows overlooking the gardens; wall mounted electric heater; feature fireplace; door leading into:

#### **Kitchen:**

7' 8" x 7' 6" ( 2.34m x 2.29m )  
A fitted kitchen comprising stainless steel sink and drainer set in a base unit; further base and wall units; complementary work surface; integrated electric oven and hob with cooker hood over; integrated fridge and freezer; complementary tiling; double glazed window overlooking the garden.

#### **Bedroom:**

12' 1" max x 9' 1" ( 3.68m max x 2.77m )  
Having double glazed window; built in wardrobes; wall mounted electric heater.

#### **Shower Room:**

Having shower cubicle with wall mounted shower; wash hand basin set in a vanity unit; low level w.c.; electric towel rail; complementary tiling.

#### **Outside:**

Communal gardens together with parking facility.

#### **Please Note:**

There is a communal laundry room, Lodge Manager and Visitors accommodation (subject to availability).

Photographs may have been taken using a wide angle lens.



***view this property online*** [bagshawsresidential.co.uk/Property/UTR109288](http://bagshawsresidential.co.uk/Property/UTR109288)



welcome to

## Mellor Lodge Town Meadows Way, Uttoxeter

- Council Tax Band B - Over 60's Development. First Floor Apartment
- Lounge. Fitted Kitchen
- Double Bedroom. Shower Room
- Communal Gardens and Parking Facility
- Guest Suite. Communal Laundry Room

Tenure: Leasehold EPC Rating: B

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £100,000



Please note the marker reflects the postcode not the actual property

**view this property online** [bagshawsresidential.co.uk/Property/UTR109288](https://bagshawsresidential.co.uk/Property/UTR109288)



Property Ref:  
UTR109288 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



bagshaws residential



**01889 567567**



[uttoxeter@bagshawsresidential.co.uk](mailto:uttoxeter@bagshawsresidential.co.uk)



17 High Street, UTTOXETER, Staffordshire, ST14  
7HP



**[bagshawsresidential.co.uk](https://bagshawsresidential.co.uk)**